

**ACME TOWNSHIP  
Zoning Board of Appeals  
August 11, 2005**

Thursday, 7:30 p.m.  
Acme Township Hall  
Acme, Michigan

**Meeting called to Order at 7:31**

**Members present: Collins, Kipley, Smith, Kuncaitis**

**Members excused: Krause, Belcher**

**Staff present: Hull**

1. **Review and approval of the agenda, inquiry as to conflicts of interest: smith had dreves property listed, it was sold out of his office in '99, conflict? Everybody says "no."**

2. **Correspondence: None**

3. **Reports: None**

4. **Hearings:**

a) **Public Hearing for Frederick Dreves seeking a variance of Section 6.11.1 Schedule of Regulations, which sets a thirty foot front-yard setback in the B-1S, Shoreline zone district; and Section 7.2.3 Accessory Buildings, which prohibits accessory structures in any front yard, and placing accessory structures within ten feet of any other structure. ATTACHMENT A**

Hearing begins at 7:32 pm

Kuncaitis read legal notice

Kuncaitis noted that there appears to be four variance requests included in this hearing. Hull noted that he likes to "over publish" to avoid missing something by accident.

Dreves wishes to store a boat and one vehicle in the carport, and the boat is too large. In response to Collins's question, the apparent doors are windows, which Dreves will probably not put in.

Kuncaitis notes that because of the angle, the front setbacks are different along the structure. He also notes that Basic Conditions are met, asks why not attach it to the house. Applicant can do that, but would prefer not to, especially because concrete is already there.

Smith asks if this is closer than Srdjak's project. Applicant says no.

Kuncaitis notes that this isn't a typical rear-front switch, because the highwater setback prohibits any building in the back yard

Collins wondered why it'd be closed on three sides; Dreves wants to reduce road noise as well as have the carport.

ZBA noted that Dreves is farther back from road than most other buildings along that area of US 31.

Kuncaitis asked what the distance between the carport and the house will be; Dreves said that with overhangs, it will be seven or eight feet.

Kuncaitis opened public hearing and read Srdjak's letter. No other public comment; public comment closed at 7:46 pm.

**Collins moves to approve variance 2005-10Z, all Basic Conditions and Special Condition A having been met. Kipley seconds. Passes unanimously. Hearing ends at 7:57 pm**

**5. Other Business: Roof sign**

Hull requests clarification on roof signs; however, not a formal interpretation request. If a sign extends above roof, is it a roof sign?

Smith notes that it extends above, so it's not on a wall. Further notes that township shouldn't open the door and should "stick with ordinance."

Collins, Kipley agree; Kuncaitis notes that Hot & Now couldn't have sign extending above roof.

Kipley asks Hull if this helps. Hull affirms that it does.

**6. Approval of minutes from the July 14<sup>th</sup>, 2005 regular meeting. ATTACHMENT B**

K: look at the minutes for approval

*Zba looks & minutes*

Adjustments or corrections? Nope.

**Smith moves to approve minutes of 7/14/5 meeting, Collins seconds; passes unanimously.**

Anything else?

**ZBA would like staff to keep an eye on the Surf Side resort to ensure everything is cricket.**

**7. Adjournment 8:12pm**